

Fort Belvoir

Draft Master Plan

Submitted by the Department of the Army

Web Posting

Commission meeting date: November 6, 2014

NCPC review authority: Advisory

Applicant request: Comments on Draft Master Plan

Delegated / consent / open / executive session: Open

NCPC Review Officer: C. Kelly

NCPC File number: MP20

Project summary:

The Fort Belvoir Real Property Master Plan includes three documents:

Installation Vision and Development Plan

The IVDP is the picture document of the master plan. It includes: the vision and developable area maps; framework plan including land use, transportation plan, and capacity analysis; and future development plans. The capacity analysis in combination with the development parcels give a range of how Fort Belvoir will develop in the future. The master plan lays out a population growth up to 56,700 employees by 2030 and up to 82,000 employees by 2040.

Transportation Management Plan

The TMP includes strategies for the installation to reduce transportation impacts on the network and to reach NCPC's parking ratio.

Installation Planning Standards

The IPS includes site planning standards including district plans and regulating plans; building design standards; circulation design standards; landscape design standards; and site element design standards.



Vision Statement:

“Fort Belvoir is an outstanding place to work, train, and live that embraces a culture of diversity, innovation, and challenge while continuing its legacy as a “beautiful to see” installation.”

Guiding Principles:

1. Create and sustain a world-class Installation
2. Achieve Environmental Sustainability
3. Support the natural habitat
4. Recognize that land is a valuable resource
5. Improve multimodal connectivity
6. Create a diverse and dynamic community
7. Respect the history of Fort Belvoir to ensure the continuation of its legacy
8. Strengthen community partnerships for mutual benefits

Environmental Constraints:

1. Natural Resources such as wetlands, steep slopes
2. Cultural Resources such as archaeological sites and cemeteries
3. Operation Resources such as hazardous waste management units

Figure 2.9 - Riparian Buffer and Wetlands Areas

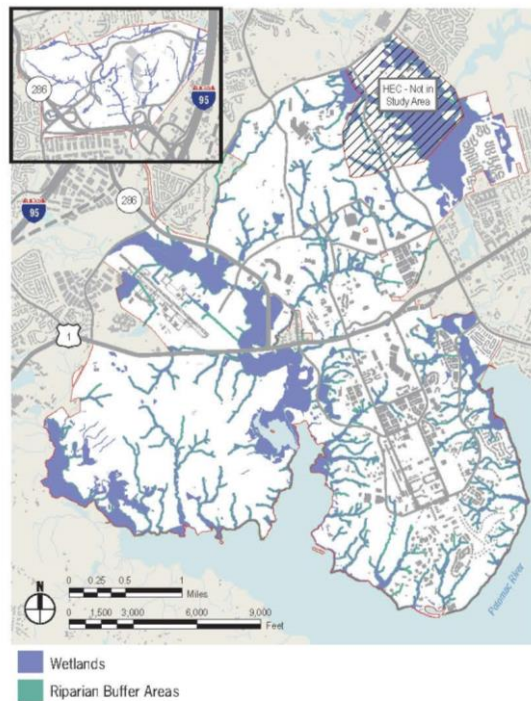
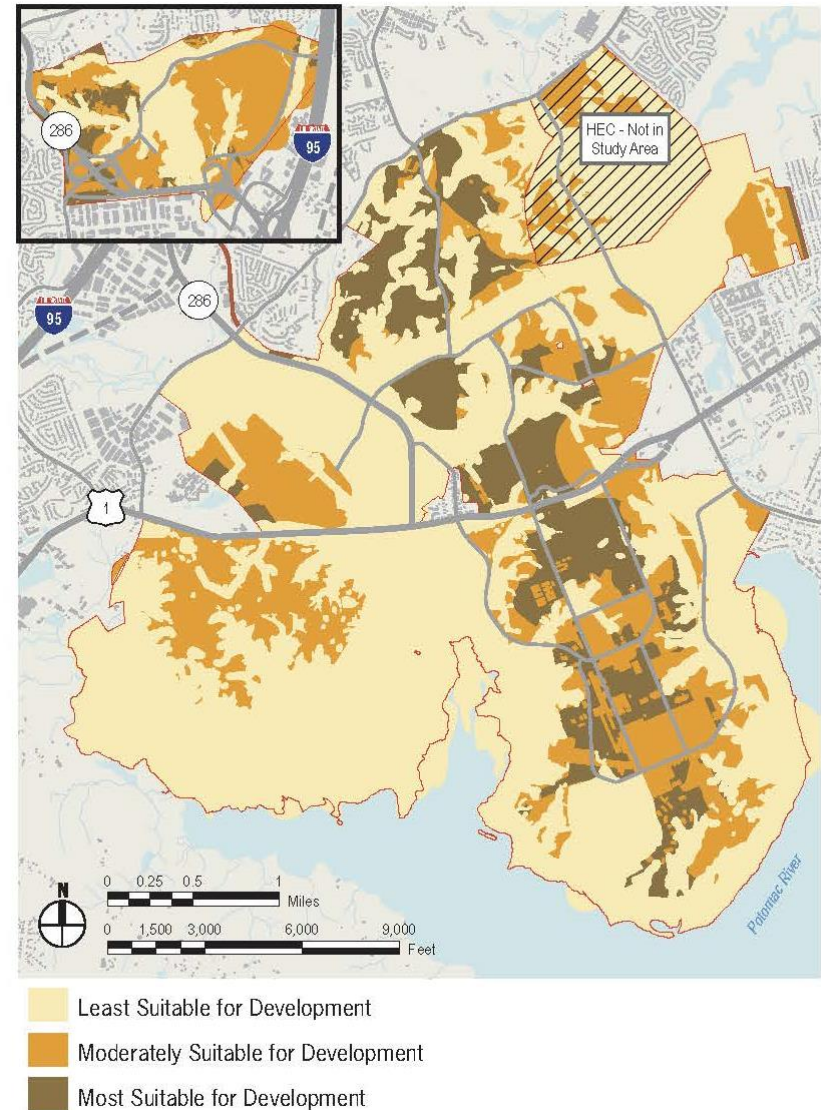
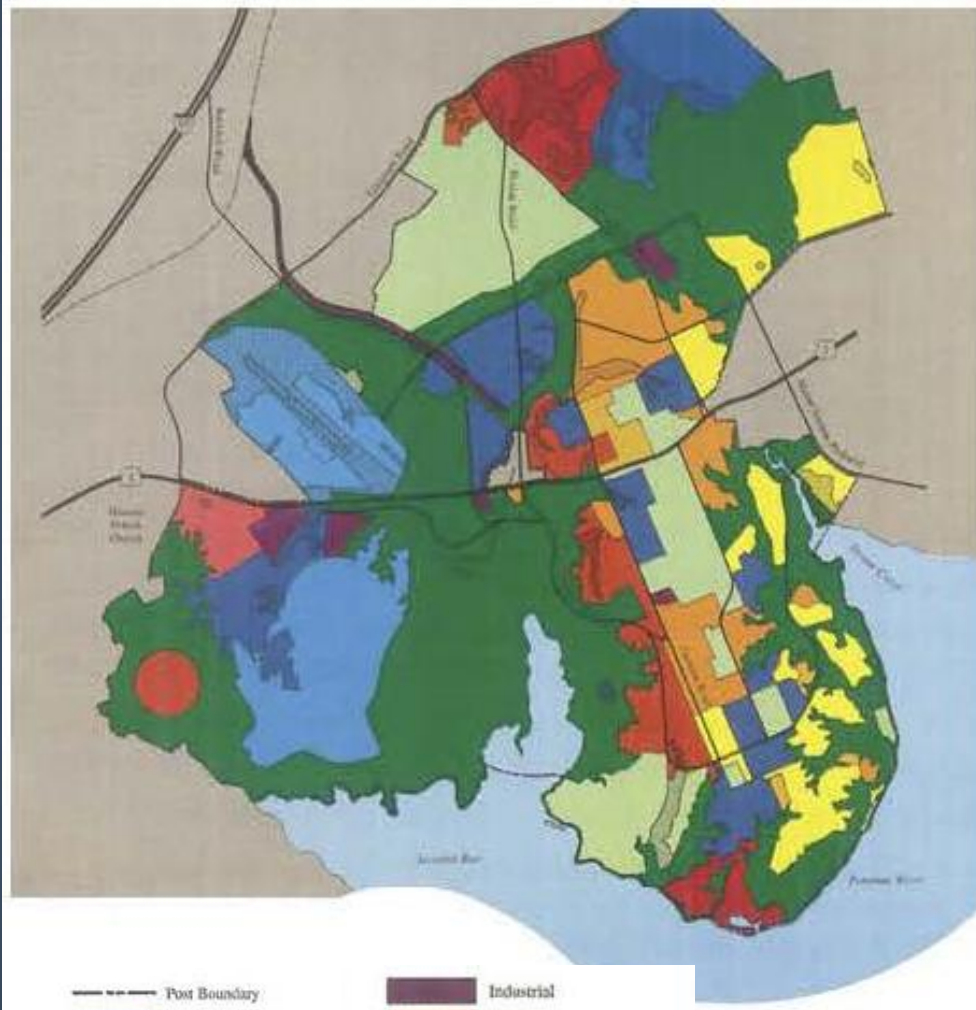


Figure 2.27 - Environmental Composite Constraints

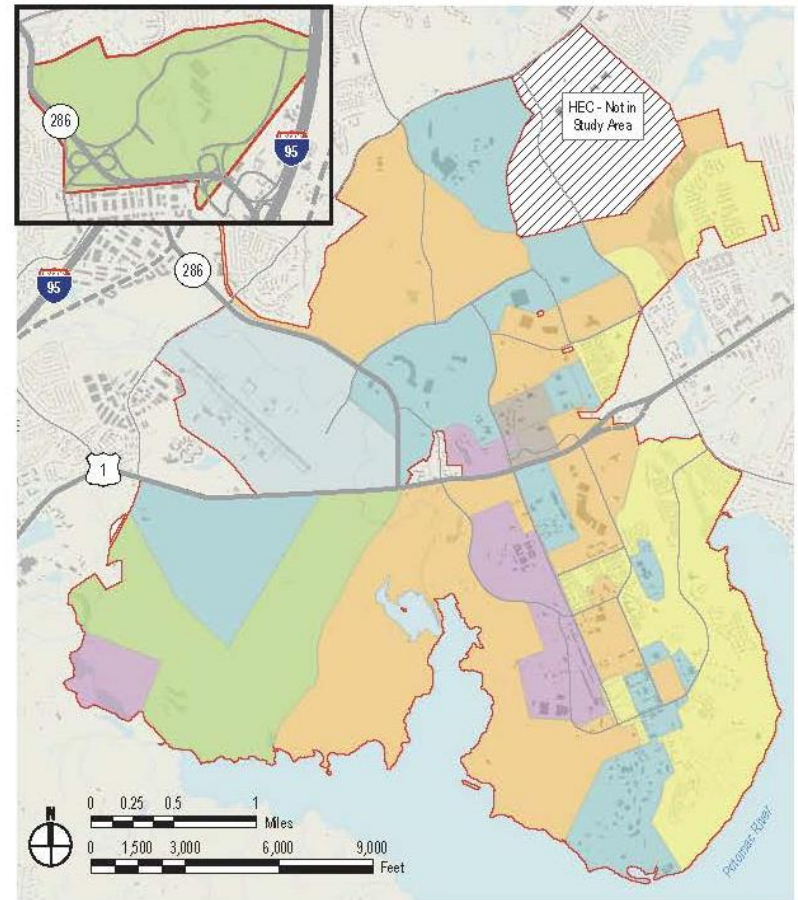


1993 Master Plan Land Use



- | | |
|--|----------------------------|
| Post Boundary | Industrial |
| Administration/Education | Medical |
| Airfield | Outdoor Recreation |
| Community Facilities | Research and Development |
| Constrained Land/
Environmentally Sensitive | Supply/Storage/Maintenance |
| Constrained Land Overlay | Training/Ranges |
| Family Housing | Troop Housing |

Figure 3.17 - 1993 Land Use Plan (updated using new land use classifications)



- | | |
|------------------------------|-------------------|
| Airfields | Residential |
| Community | Ranges / Training |
| Industrial | Troop |
| Professional / Institutional | |

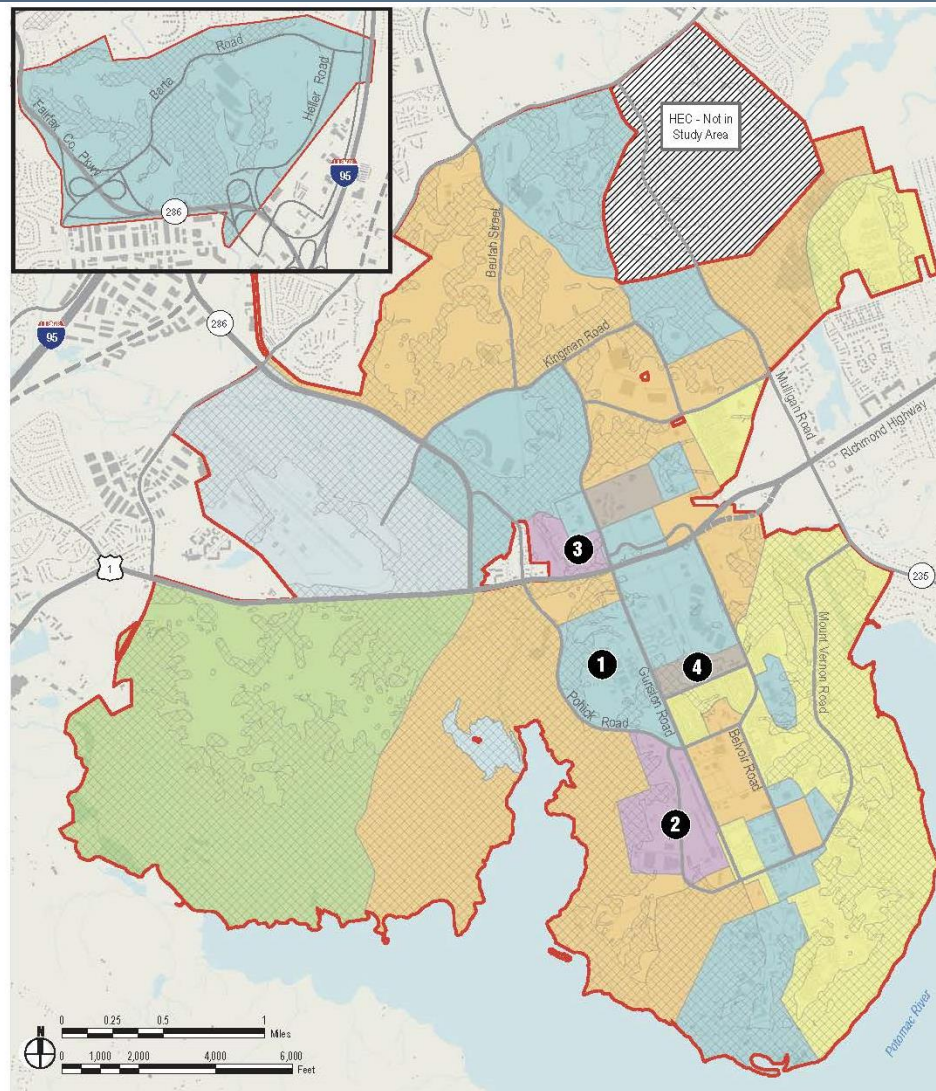


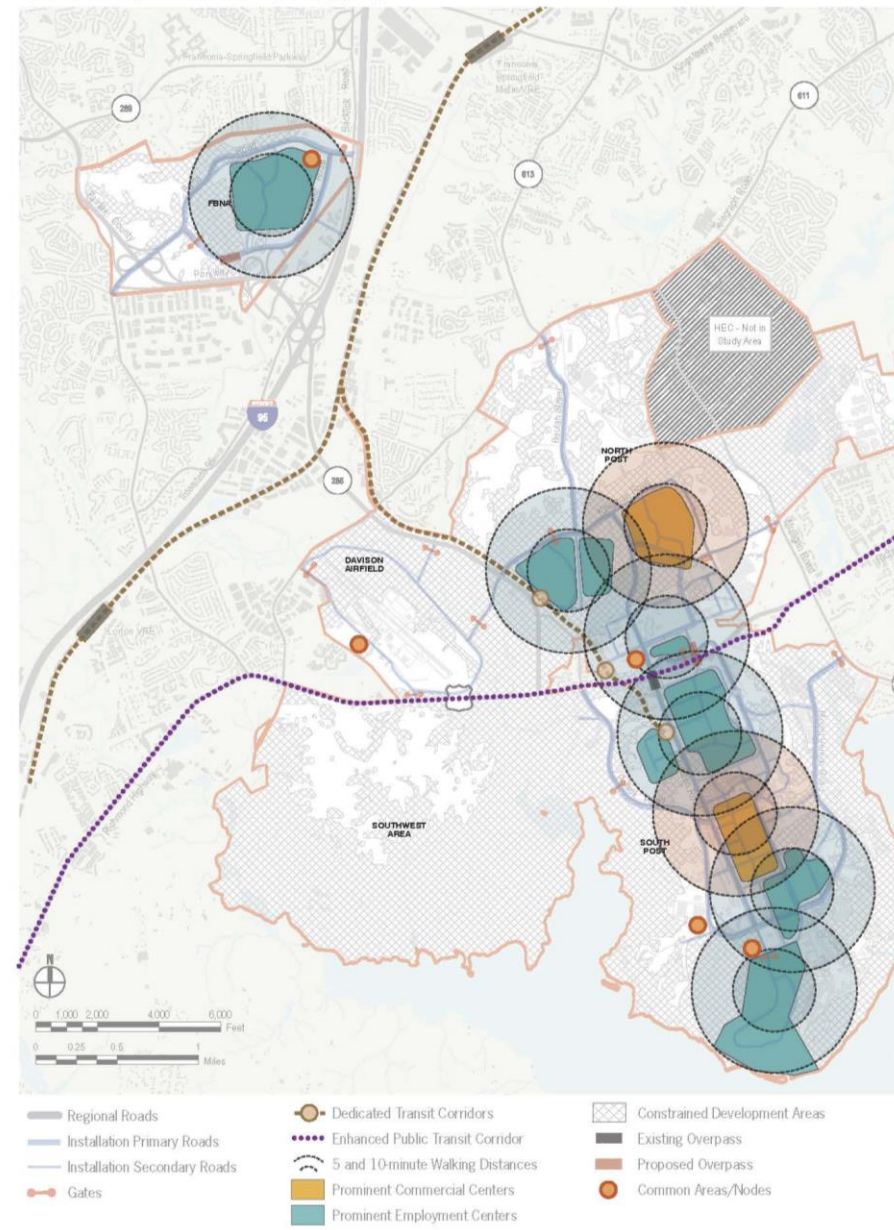
Table 3.3 - Land Use Acreage Comparison (1)

Land Use Category	1993 Land Use Plan			Existing Land Use			Change in Developable Acres	Proposed Land Use			Change in Developable Acres
	Total	Constrained	Developable	Total	Constrained	Developable		Total	Constrained	Developable	
Professional / Institutional	1673	828	845	2145	953	1192	347	2288	983	1305	113
Residential	1289	789	500	1243	746	497	(-3)	1248	742	506	9
Troop	82	80	2	47	0	47	(-33)	85	13	72	25
Community	2564	1707	857	2546	1740	806	(-51)	2509	1730	779	(-27)
Range/ Training	1699	1032	667	1462	1060	402	(-265)	1463	1060	403	(-1)
Airfield	690	479	211	690	479	211	0	690	479	211	0
Industrial	501	225	276	367	91	276	0	217	51	166	(-110)
TOTAL	8496	5061	3435	8500	5069	3431	(-4)	8500	5058	3442	11
TOTAL PERCENTAGES	100	60	40	100	60	40	0	100	60	40	0
MAIN POST TOTAL	7692	4796	2896	7700	4827	2873	(-23)	7700	4827	2873	0
FBNA TOTAL	804	265	539	800	242	558	19	800	242	558	0

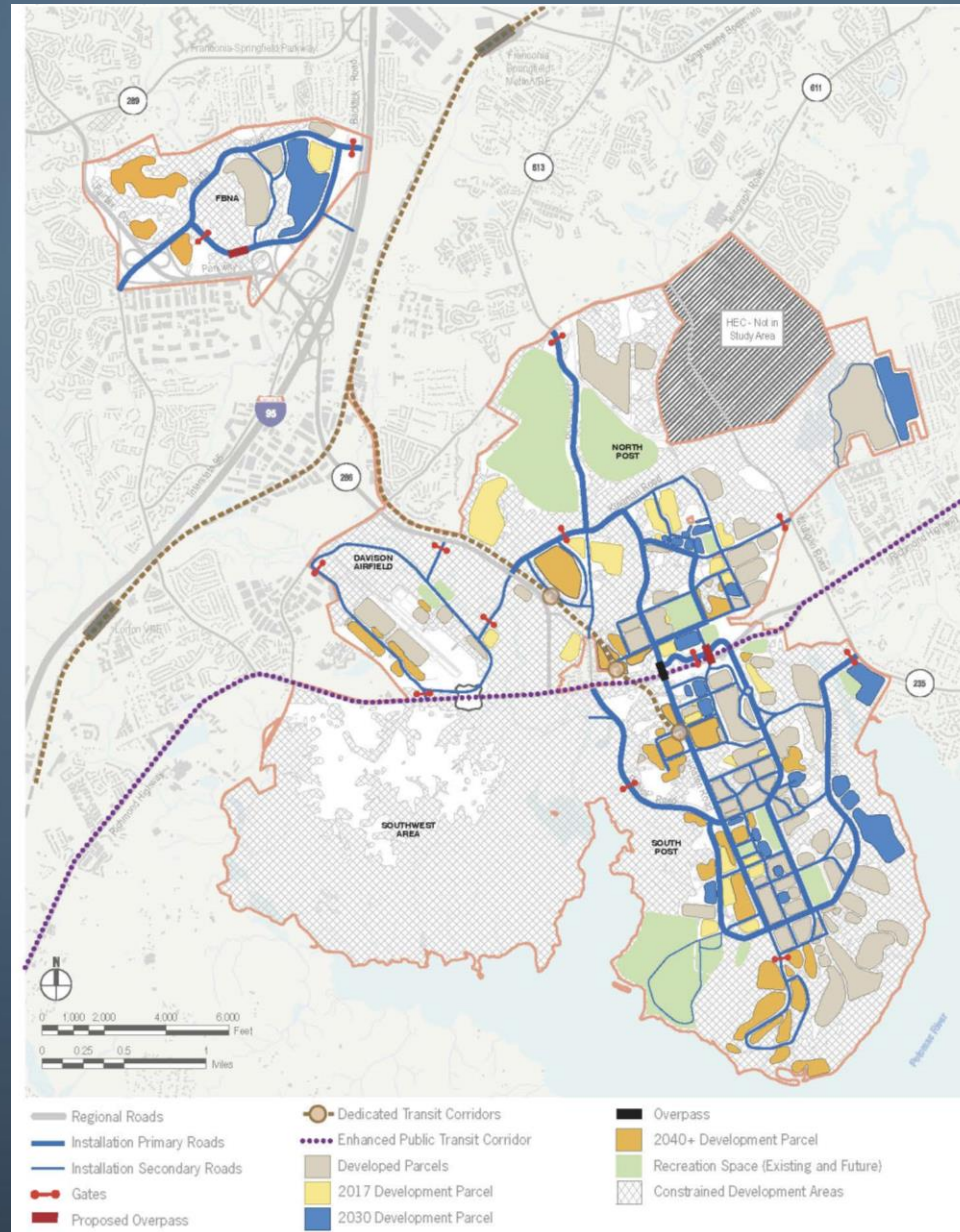
(1) As of December 2013,, there are 8 acres more on Main Post and 4 acres less on FBNA. This is because Fort Belvoir no longer includes the 4 acres under I-95; the 8 additional acres on Main Post is because the 1993 acreage that did not include an out-parcel, the Friends House swap, ballfields on North Post, and Berman Tract land. The 1993 plan also reflects differences in shorelane measurements (owing to mean low water vs. mean high water included in original Master Plan) and inclusion of HEC but not FBNA.

Framework Plan: Development Centers

Figure 4.2 - Development Centers Planning Strategy (2040)



Development Phasing Map



Map ID	District Name	2012 Personnel	Percent (%) Planned Capacity	2017 Personnel Increase	2017 Personnel Total	Percent (%) Planned Capacity	2030 Personnel Increase	2030 Personnel Total	Percent (%) Planned Capacity	2040+ Personnel Increase	2040+ Personnel Total	Percent (%) Planned Capacity
1	Davison Army Airfield	1,395	74%	+200	1,595	84%	0	1,595	84%	+295	1,890	100%
2	Golf/Course National Museum of the U.S. Army	0	0%	+90	90	100%	0	90	100%	0	90	100%
3	Intelligence	2,353	53%	0	2,353	53%	0	2,353	53%	2,047	4,400	100%
4	Defense Logistics Agency/Intelligence Command	6,837	70%	+2,011	8,848	90%	+476	9,324	95%	+476	9,800	100%
5	North Post Community Support	643	59%	+350	993	91%	+100	1,093	100%	0	1,093	100%
6	North Residential	215	74%	+75	290	100%	0	290	100%	0	290	100%
7	Lower North Post	2,579	48%	+315	2,894	54%	+1,200	4,094	76%	+1,276	5,370	100%
8	Southwest	2	100%	0	2	100%	0	2	100%	0	2	100%
9	1400 Area West	817	11%	0	817	11%	0	817	11%	6,767	7,584	100%
10	1400 Area East	3,039	46%	+300	3,339	51%	+1,330	4,669	71%	+1,903	6,572	100%
11	Medical	4,162	87%	+275	4,437	92%	0	4,437	92%	+363	4,800	100%
12	South Post Community Support	97	72%	+38	135	100%	0	135	100%	0	135	100%
13	Industrial	1,105	46%	+480	1,585	66%	+100	1,685	70%	+726	2,411	100%
14	Town Center	507	15%	+12	519	16%	+400	919	28%	+2,366	3,285	100%
15	Historic Core	3,327	91%	+25	3,352	92%	+300	3,652	100%	0	3,652	100%
16	300 Area	2,818	91%	+94	2,912	94%	+94	3,006	97%	+94	3,100	100%
17	Administrative Campus	269	6%	0	269	6%	+1,100	1,369	29%	+3,672	4,741	100%
18	Community Activities	58	100%	0	58	100%	0	58	100%	0	58	100%
19	Recreation	22	100%	0	22	100%	0	22	100%	0	22	100%
20	Fort Belvoir North Area	8,628	40%	+81	8,709	41%	+7,500	16,209	75%	+5,500	21,709	100%
-	Unassigned***	508	-	+409	917	-	0	917	-	0	917	-
Total		39,381	48%	+4,755	44,136	54%	+12,600	56,736*	69%	+25,185	81,921	100%**

*Note: The difference between the FY 2030 totals shown in this table and NEPA option two found in Appendix D is +570 personnel. This assumes additional personnel will be added to DLA and the 300 Area within existing buildings or a separate NEPA action will follow if new construction is proposed.

**Note: 100% planned capacity equates to development that is at or near capacity for the land and shall be considered approximate by +/- 2%.

***Note: Unassigned personnel are those employees that are reflected in the current Army Stationing Plans, but whose building locations on the Post have not been confirmed.

Existing Parking Inventory

Table 4.1 2011 Parking and Personnel Inventory (As of 10/31/2011)

AREA	PERSONNEL	PARKING									TOTAL PARKING at Fort Belvoir
	Total Employment (per ASIP)	Unassigned	Handicap	VIP	Rideshare	Motorcycle	LEV	Total Employee Parking (60%)	Visitor	Government	
North Post	12,625	13,902	270	124	103	56	5	10,631	183	615	11,434
South Post	16,249	10,081	559	497	308	36	142	15,444	450	116	16,010
DAAF	1,397	844	10	23	0	4	0	881	2	27	910
FBNA	8,628	4,988	169	0	0	18	0	5,176	566	3	5,744
Totals	38,899	29,815	1,008	644	411	114	147	32,132	1,201	761	34,098

Visitor and Government spaces do not count toward the 60 percent POV determination.

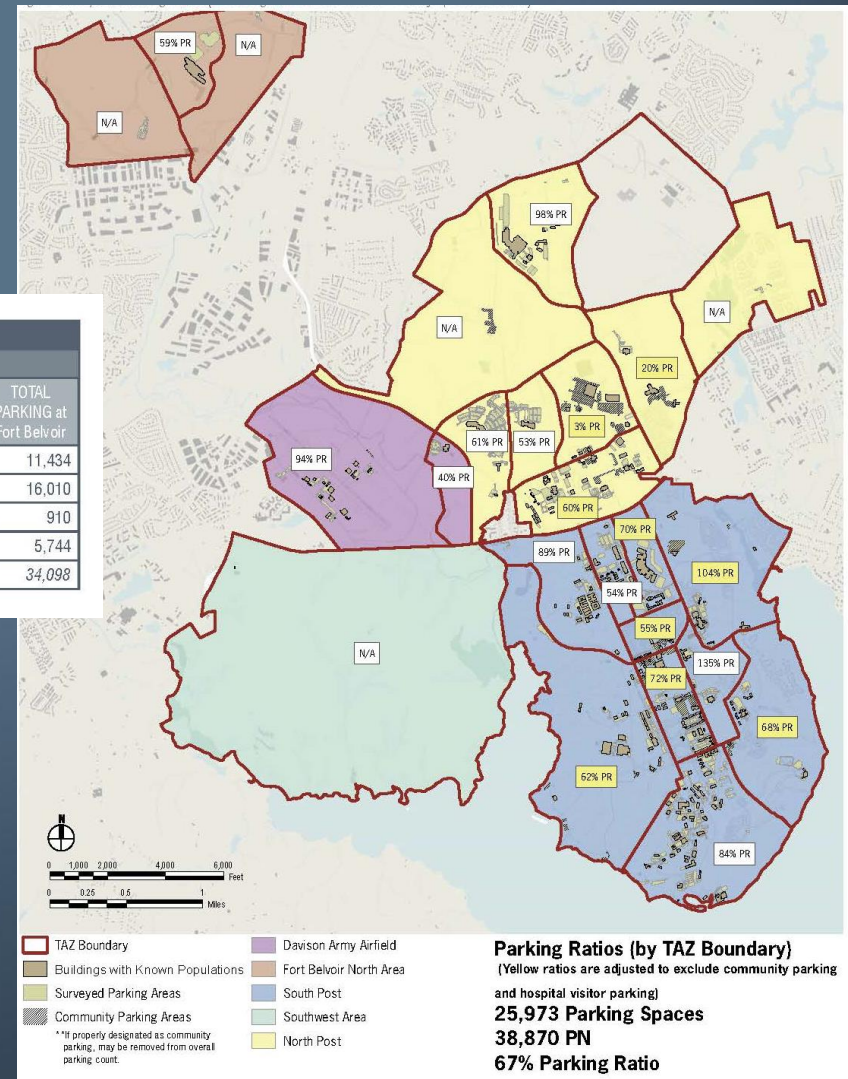


Table 4.2 Parking End State

	2013			2017			2030		
AREA	Parking Spaces	# of Employees	Ratio	Parking Spaces	# of Employees	Ratio	Parking Spaces	# of Employees	Ratio
North Post	10,636	12,792	83%	12,881	15,994	81%	13,661	17,294	79%
South Post	15,212	16,433	93%	15,868	17,527	91%	17,806	20,757	86%
DAAF	881	1,413	62%	784	1,783	44%	784	1,783	44%
FBNA	5,176	8,743	59%	5,230	8,833	59%	8,830	16,333	54% (1)
Totals	31,905	39,381	81%	34,763	44,137	79%	41,081	56,167	73% (2)

(1) New construction at FBNA is required to meet 50% POV parking due to access to HOV/Express lanes, per NCPC guidelines for federal agencies

(2) The end state parking totals do not reflect the loss of existing surface parking lots as a result of new building construction; the totals presented in the table would therefore be further reduced from what is shown. The actual target amounts will be determined based on final design of the near-term/long-term projects.

Table 7.24 Targeted Short-Term Goals

	EXISTING			SHORT TERM			LONG TERM		
	Commuter Survey			Projected Modes (2017)			Projected Modes (2030)		
Mode Choice	% Employees	# Employees	Vehicle Trips	% Employees	# Employees	Vehicle Trips	% Employees	# Employees	Vehicle Trips
Drive Alone (1 vehicle trip per 1 PN) (1)	81%	31,907	31,907	75%	33,110	33,110	60%	33,700	30,751
Rideshare Drivers and Passengers									
Carpool (1 vehicle trip per 2 PN)	6%	2,363	1,182	7%	3,090	1,545	8%	4,493	2,247
Vanpool (1 vehicle trip per 4 PN)	3%	1,182	295	4%	1,766	441	5%	2,808	702
Temporary duty/Out of office	1%	394	0	2%	833	0	3%	1,685	0
Rail (Metro/VRE)	3%	1,182	0	4%	1,766	0	10%	5,617	0
Public Bus	3%	1,182	0	4%	1,766	0	6%	3,370	0
Private Bus/Shuttle Service	1%	394	0	1%	441	0	1%	562	0
Alternate Work Schedule	0.5%	197	0	1%	441	0	3%	1,685	0
Telework	1%	394	0	1%	441	0	2%	1,123	0
Motorcycle	<1%	98	0	0.5%	221	0	1%	562	0
Bicycle/Walk	<1%	98	0	0.5%	221	0	1%	562	0
<i>Totals =</i>	100%	39,391	33,384	100%	44,146	35,096	100%	56,166	33,700

Table 7.25 Targeted Long-Term Goals

	SHORT TERM			LONG TERM		
	Projected Modes (2017)			Projected Modes (2030)		
Mode Choice	% Employees	# Employees	Vehicle Trips	% Employees	# Employees	Vehicle Trips
Drive Alone (1 vehicle trip per 1 PN) (1)	75%	33,110	33,110	60%	33,700	30,751
Rideshare Drivers and Passengers						
Carpool (1 vehicle trip per 2 PN)	7%	3,090	1,545	8%	4,493	2,247
Vanpool (1 vehicle trip per 4 PN)	4%	1,766	441	5%	2,808	702
Temporary duty/Out of office	2%	883	0	3%	1,685	0
Rail (Metro/VRE)	4%	1,766	0	10%	5,617	0
Public Bus	4%	1,766	0	6%	3,370	0
Private Bus/Shuttle Service	1%	441	0	1%	562	0
Alternate Work Schedule	1%	441	0	3%	1,685	0
Telework	1%	441	0	2%	1,123	0
Motorcycle	0.50%	221	0	1%	562	0
Bicycle/Walk	0.50%	221	0	1%	562	0
Totals =	100%	44,146	35,096	100%	56,166	33,700

(1) By 2030, the targeted drive alone goal is actually less than 60% when considering that a portion of the total POV parking spaces that will be constructed will only support 60% of the workforce. By 2030, all or most of the POV parking will be 60%, and these POV parking areas will also be shared by rideshare drivers. As a result, the actual drive alone percentage will be reduced to approximately 55% (based on vehicle occupancy, this may vary by +/- 2%) of the total workforce population; vehicle trips are similarly reduced in 2030 for rideshare.

Figure 4.3 - Roadway Circulation Planning Strategy (2040)

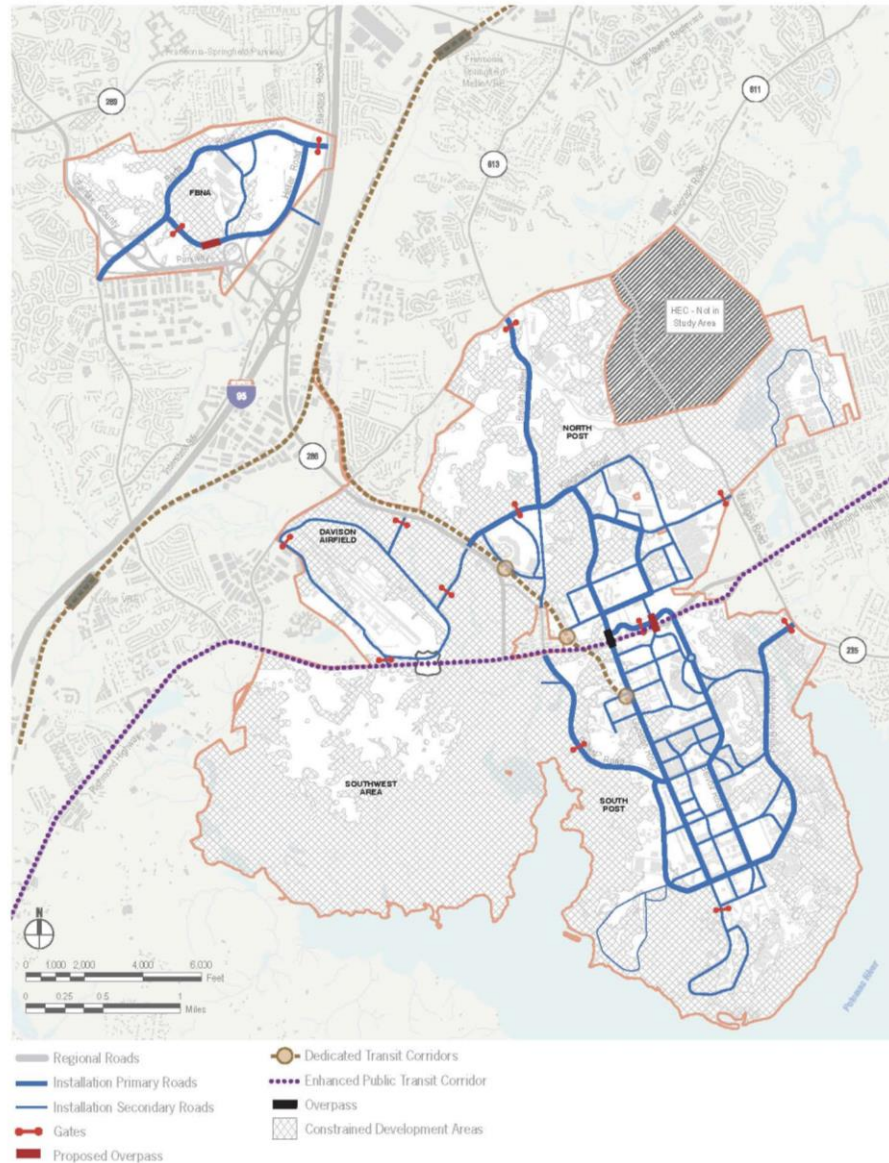


Figure 5.1 - Recommended Transportation Improvements

